



MINUTES

**PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Thursday ~January 23, 2014 at 7:00 pm

**Place 1 Michelle Stephenson
Place 2 Joel Wixson
Place 3 Vacant**

**Place 4 Sid Sokol
Place 5 Richard Allen
Place 6 Betty Saenz
Place 7 Jeff Seiler - Vice Chairman**

1. Call to Order
Meeting called to order at 7:04 pm.
2. Roll Call
All Commissioners were present except Commissioner Allen.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: January 9th, 2014
**Motion made by Commissioner Sokol to approve the minutes,
seconded by Commissioner Wixson. Motion passed unanimously.**
4. Swearing in of the new Planning and Zoning Commissioner: Place 3 (Jason Anderson),
 - New Commissioner takes his place on dais

Mayor Fielder swore in Place 3, Jason Anderson.

5. Election of Chairman
 - A. Nomination for position of Chairman
 - B. Discussion of nominees
 - C. Election of Chairman

Motion made by Commissioner Stephenson to elect Vice Chair Seiler for Chairman, seconded by Commissioner Wixson. Motion passed unanimously.

6. Election of Vice Chairman
 - A. Nomination for position of Vice Chair
 - B. Discussion of nominees
 - C. Election of Vice Chairman

Motion made by Commissioner Sokol to elect Commissioner Stephenson for Vice Chair, seconded by Chairman Seiler. Motion passed unanimously.

7. Presentation of Service Plaque to Exiting Commissioner Ronald Abruzzese.
 - 15 minute recess
 - **Mayor Fielder presented the Service Plaque to Chairman Abruzzese.**
 - **A 15 minute recess was called by Chairman Seiler.**
8. Director's report to P & Z Commissioners on actions taken by the City Council.
Tom Yantis, Director of Development Services, reported on actions that were taken by the City Council, at their December 19th 2013, January 2nd and January 16th, 2014 meeting, on items that were recommended from the P & Z Commission.
9. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No one wished to speak.

Public Hearing

10. Ordinance Case #13-OR-005: Hold a public hearing and consider action on amending sections of Article 14.200, the Composite Zoning Ordinance, to change the title of the LI (Light Industrial) use component to HC (Heavy Commercial), to add screening provisions for outdoor commercial fueling, and to modify the LI (Light Industrial) (proposed HC Heavy Commercial) and HI (Heavy Industrial) Use Components. Planning Department

a) Staff Presentation

Robin Griffin, Senior Planner, explained the purpose of the proposed amendments to the ordinance.

b) Open Public Hearing

**Chairman Seiler opened the public hearing.
No one wished to speak.**

c) Close Public Hearing

Chairman Seiler closed the public hearing.

d) Discussion

Discussion took place.

e) Consider Action

**Commissioner Sokol moved to approve the ordinance amendment, Commissioner Saenz seconded the motion.
Motion passed unanimously**

11. Subdivision Variance 13-VA-005: Hold a public hearing and consider a request for a variance to Article III, Sec. 42 (e) of the subdivision ordinance regarding sidewalk requirements for the property located at 23216 A Nameless Road; Travis property ID #353079 and 808172, Travis County, TX. Applicant: Eric Scheibe on behalf of Darrell T & Jo L. Leslie, Phillip & Cindy Jackson and Bill Doan.

a) Staff Presentation

Robin Griffin, Senior Planner, explained the variance request.

b) Applicant Presentation

Eric Scheibe explained the purpose for the Variance.

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Wixson moved to approve the variance request making the findings of fact, Commissioner Anderson seconded the motion. Motion passed unanimously

12. Zoning Case 13-Z-018: Hold a public hearing and consider action on the rezoning of a parcel located at 11350 Old 2243 W for 4.57 acres more or less; Parcel #R506064. Currently, the property is zoned LI-4-D (Light Industrial). The property is proposed to be zoned PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Blake Rue on behalf of Leander 2243 Investments, LLC.

a) Staff Presentation

Robin Griffin, Senior Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Blake Rue spoke on the purpose of the zoning.

c) Open Public Hearing

**Chairman Seiler opened the public hearing
No Citizens wished to speak.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Wixson moved to approve the zoning change to PUD (Planned Unit Development) with staff recommendation and to require that 55% or more of the required masonry consists of brick or stone on their project. Commissioner Anderson seconded the motion. Motion passed unanimously.

13. Zoning Case #13-Z-029: Hold a public hearing and consider action on the rezoning of a tract of land located approximately 300 feet west of 183A and adjacent to the north extension of Woodview Dr, approximately 38.9 acres more or less out of the AW0006, Harmon. E.D. Survey; Parcels #R305748, #R322778, and #R031310. Currently, the property is zoned MF-2-A (Multi-Family) GC-3-A (General Commercial), SFS-2-B (Single Family Suburban), and SFR-1-B (Single Family Rural). The property is proposed to be zoned SFU-2-B (Single Family Urban), MF-2-A (Multi-Family), and GC-3-A (General Commercial). Leander, Williamson County, Texas. Applicant: Ryan Betz, (Betz Company) on behalf of Leander Developers 4, LTD, Noel Larson, and Wiley Leavitt Trust and Jeffrey Leavitt.

a) Staff Presentation

Martin Siwek, Planner, discussed request & surrounding land uses.

b) Applicant Presentation

Ryan Betz spoke on the purpose of the zoning.

c) Open Public Hearing

**Chairman Seiler opened the public hearing
No Citizens wished to speak.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Saenz moved to approve the requested zoning change to MF-2-A and GC-3-A and recommended approval of SFU-2-A instead of the requested SFU-2-B. Commissioner Stephenson seconded the motion. Motion passed unanimously.

14. Discussion and possible action on a proposed Subdivision Ordinance amendment relating to the option of posting fiscal surety for subdivision infrastructure improvements.

Commissioner Sokol made a motion to table the next two agenda items due to bad weather. Commissioner Stephenson seconded the motion. Motion passed unanimously.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

15. Work session to discuss Sign Ordinance

This item was postponed until the next meeting due to bad weather.

- a) Staff Presentation
- b) Discussion
- c) Consider Action

16. Meeting adjourned @ 8:34 pm

Chairman Seiler

ATTEST: _____
Ellen Pizalate, P & Z Secretary